



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 11/18/02 Item:

File Number:
GP02-02-04

Council District and SNI Area:
2 – NA

Major Thoroughfares Map Number:
130

Assessor's Parcel Number(s):
706-06-013

Project Manager: Lesley Xavier

GENERAL PLAN REPORT

2002 Fall Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Industrial Park with Mixed Industrial Overlay to Industrial Park and remove the Mixed Industrial Overlay.

LOCATION:

An area generally bounded by Poughkeepsie Road to the north and east, Highway 85 to the south, and Cottle Road to the west.

ACREAGE: 51.5

APPLICANT/OWNER:

Staff/International Business Machines Corporation

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Industrial Park with Mixed Industrial Overlay

Proposed Designation: Industrial Park (remove the Mixed Industrial Overlay)

EXISTING ZONING DISTRICT(S): IP – Industrial Park

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Office/Research and Development – Industrial Park with Mixed Industrial Overlay

South: Highway 85 – General Commercial and Public/Quasi-Public

East: Office/Research and Development – Industrial Park

West: Commercial center, Multi-family housing, Office – Neighborhood/Community Commercial, Medium High Density Residential (12-25 DU/AC), Public/Quasi-Public and Combined Industrial/Commercial

ENVIRONMENTAL REVIEW STATUS:

Reuse of the San Jose 2020 General Plan Final EIR certified by the City Council on August, 16 1994

PLANNING STAFF RECOMMENDATION:

Remove the Mixed Industrial Overlay

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- None received.

GENERAL CORRESPONDENCE:

- None received.

ANALYSIS AND RECOMMENDATIONS:

PROJECT DESCRIPTION

This is a staff-initiated General Plan amendment to change the *San Jose 2020 General Plan* Land Use/Transportation Diagram designation by removing the Mixed Industrial Overlay on 51.5 acres in an area generally bounded by Poughkeepsie Road to the north and east, a portion of the IBM campus to the east, Highway 85 to the south, and Cottle Road to the west. No change is proposed to the underlying Industrial Park land use designation. If the Mixed Industrial Overlay is removed, there would be approximately 18 acres of the Mixed Industrial Overlay land use designation located north of Poughkeepsie Road that would remain in this vicinity. Presently, Lowe's Home Improvement Warehouse is considering a portion of the 18-acre site for its first store in San Jose.

The Industrial Park land use designation is an exclusive industrial designation intended for a wide variety of industrial uses such as research and development, manufacturing, assembly, testing, and offices. Areas identified exclusively for Industrial Park uses may contain a very limited amount of supportive and compatible commercial uses.

The area is also designated with a Mixed Industrial Overlay. The Mixed Industrial Overlay was added to the General Plan in 1995, it was intended to provide greater land use flexibility on certain industrially designated sites throughout the City; this amendment site being one of those areas. The Overlay was also intended to identify areas in which certain types of non-industrial uses may be appropriate. This designation may be appropriate for a mixture of primarily industrial with compatible commercial or public/quasi-public uses, or may be developed entirely with industrial uses in accordance with the base designation. Examples of those non-industrial uses include, but are not limited to, primary or secondary schools, hotels and motels, nightclubs, churches, free standing daycare centers, big box retailers, large gymnasiums, sports or arts instruction facilities, and hospitals. The proposed removal of the Mixed Industrial Overlay designation would then leave only the Industrial Park Land use designation on the site.

BACKGROUND

Site and Surrounding Uses



The amendment site is generally bounded by Poughkeepsie Road to the north and east, Highway 85 to the south, and Cottle Road to the west. The existing uses of the site are the research and development offices of the International Business Machines (IBM) Corporation. Uses surrounding the site include the larger IBM campus made up of other office/research and development uses to the north and east, Highway 85 to the south, and office uses, commercial buildings, and multi-family residential to the west. The General Plan land use designations surrounding the site generally reflect the existing land uses, and include Industrial Park to the north and to the east, General Commercial and Public/Quasi-Public to the south, and Neighborhood/Community Commercial, Medium High Density Residential (12-25 DU/AC), Public/Quasi-Public, and Combined Industrial/Commercial to the west.

Looking at the northern border of the site at the corner of Poughkeepsie Road and Cottle Road.

ANALYSIS

The primary objective of this amendment is to eliminate the possibility of non-industrial uses locating in this area, which is a portion of one of the City's key employment centers, the Edenvale Industrial Redevelopment Area.

Policy Consistency

The proposed removal of the Mixed Industrial Overlay is consistent with the Goals and Policies of the General Plan. Industrial Land Use Policy #3 states that the City should monitor the absorption and availability of industrial land to ensure a balanced supply of available land for all sectors. The proposed removal of the Mixed Industrial Overlay would increase the amount of lands that are designated exclusively for Industrial Park uses. Industrial Land Use Policy #15 states that exclusively industrial areas should be reserved for industrial uses to the extent possible. The amendment site itself makes up the eastern boundary of a larger area located to the east that is designated and used for Industrial Park activities.



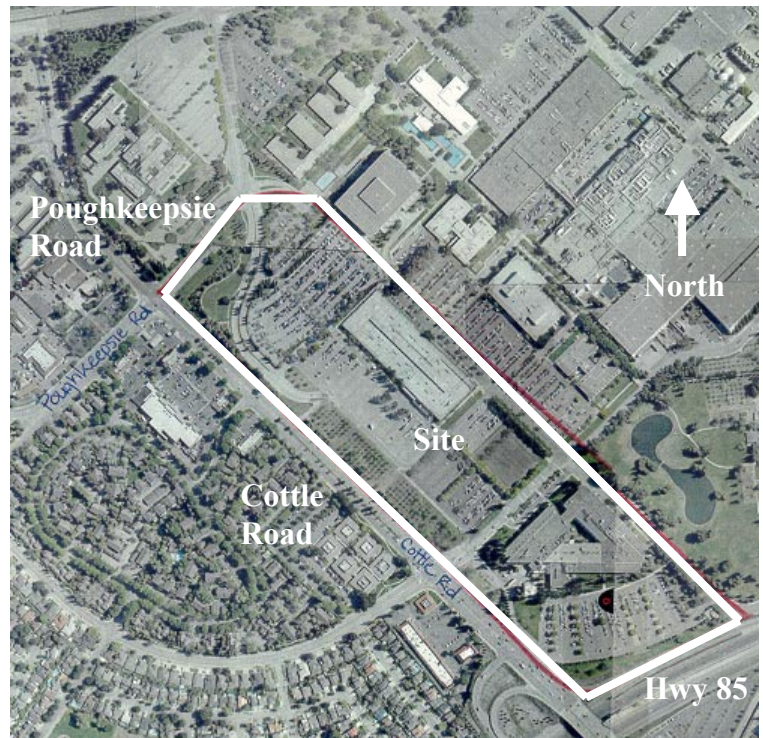
Looking south along Cottle Road with the western boundary of the amendment site to the left.

Citywide Policy Issues

Staff recognizes that the Mixed Industrial Overlay has sent mixed messages about the importance of the underlying land use designations, in turn making it more difficult to attract new industrial development to these areas. This confusion has also put pressure on these industrially designated areas to convert to non-industrial uses. Further erosion of industrial designated lands threatens the City's ability to provide employment opportunities for low, medium and high skilled workers, maintain a diverse economy, and provide long-term growth potential for a needed tax base.

On November 14, 2000, the City Council considered a report prepared by Chapin Concepts, Inc. and Applied Economics regarding the economic development impacts from the loss of industrial land. In response to the impacts and implications of the loss of industrial land, the City Council directed the Administration to develop recommendations to preserve the remaining land currently designated for heavy and light industrial uses. As a first step, staff initiated and the Council approved General Plan amendments in 2001 to remove the Mixed Industrial Overlay on 598 acres of industrially designated land. While this was a positive action to preserve these areas, staff is continuing to identify additional steps, such as the subject amendment, to preserve additional areas exclusively for industrial use.

In addition, the amendment site is located within the Edenvale Redevelopment Project Area. This 2,312-acre Redevelopment Area was adopted in 1976, and represents 13% of all of San Jose's industrial land. The removal of the Mixed Industrial Overlay is being proposed in order to maintain the Edenvale area as an important employment center for the long term. The current downturn in the economy is putting pressure on the City's industrial lands to convert to non-industrial uses. The Mixed Industrial Overlay makes this property especially vulnerable because it allows for commercial uses. This amendment is intended to remove the Overlay, signaling the importance of the long-term industrial potential of this land within the Edenvale Redevelopment Area. This General Plan amendment, therefore, supports the long-term viability of the Edenvale industrial area.



The *San Jose 2020 General Plan* has seven Major Strategies that identify the principle objectives of the Plan. Of those seven, this amendment directly relates to the Economic Development Major Strategy. This Strategy encourages more commercial and industrial growth to balance existing residential development. It is critical to the City's economic viability to preserve the City's industrial areas. The removal of the Mixed Industrial Overlay would increase the amount of lands designated exclusively for Industrial Park uses.

Environmental Issues

The proposed change in the General Plan land use designation on the subject site was analyzed in an initial study that resulted in the reuse of the San Jose 2020 General Plan Environmental Impact Report (EIR) as environmental clearance for this amendment. The initial study determined that the removal of the Mixed Industrial Overlay would not create any significant impacts that were not already analyzed in the San Jose 2020 General Plan EIR.

PUBLIC OUTREACH

The property owners within the amendment site boundaries and/or property owners within a 1000-foot radius of the amendment site were sent a newsletter regarding two General Plan community meetings that were

held on October 8th and 10th, 2002. They also received a public hearing notice regarding the public hearings to be held on the subject amendment before the Planning Commission in October and City Council in December. In addition, the community can be kept informed about the status of amendments on the Department's web-site, which contains information on the General Plan process, each proposed amendment, staff reports, and hearing schedule. No comments were received on this specific amendment at any of the community meetings.

RECOMMENDATION

Planning staff recommends removal of the Mixed Industrial Overlay

Attachments

PBCE002/GP_Team/2002Annual Review/Staff Reports/Fall Review/GP02-02-04.doc